

RESOLUTION NO. 2015-36

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, APPROVING A SITE PLAN FOR A FIVE STORY, 11 UNIT APARTMENT BUILDING ON PROPERTY LOCATED AT 202 SUNRISE DRIVE AS LEGALLY DESCRIBED ON EXHIBIT "A;" PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; PROVIDING FOR RECORDING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 30-73 of the Village Code of Ordinances (the "Village Code"), 101 Sunrise Holdings, LLC (the "Applicant") submitted a Planning & Zoning Application bearing Public Hearing # SP-23 (the "Application") seeking approval of a site plan for the development of a five story, 11 unit apartment building, as legally described on Exhibit "A" (the "Property"); and

WHEREAS, on June 23, 2015, the Village Council conducted a duly noticed public hearing and considered the Application in its entirety as well as all testimony and other evidence presented and otherwise made part of the record.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. The Recitals set forth above are hereby adopted, confirmed, and incorporated herein.

Section 2. Findings. The Village Council, based upon the competent substantial evidence presented, finds that the Application is consistent with the Village of Key Biscayne Master Plan and that the Applicant has met all of the applicable requirements within the Village's Zoning Code, and in particular Section 30-73 of the Village Code.

Section 3. Site Plans Approved. The following plans prepared by Gabriel Lopez Architect, PA dated May 19, 2015, and consisting of sheets A-1.0 through A-1.10, LA 100, LA 101 and LA 102, and IR 100 and IR 101; reduced copies of which are attached hereto as Exhibit “B” are hereby approved, subject to the conditions in Section 4 below.

Section 4. Conditions. The approval granted by this Resolution is subject to compliance with the following conditions:

1. The dumpster shall be constructed of concrete block and stucco. The building material for the gate shall only be comprised of metal.

2. The Building, Zoning and Planning Director shall approve the design of the aluminum picket fence which surrounds the Property, sliding gates at the two (2) entrances to the parking garages and the dumpster enclosure.

3. The Property contains a variety of palm trees and canopy trees. Page LA 102 lists those trees which will be removed or retained on the site. Prior to demolition, the Village shall have the opportunity to remove those trees that will not be retained on site and place them on public property. The relocation cost shall be at the expense of the Applicant.

Section 5. Recording. This Resolution shall be recorded, prior to the issuance of a building permit, by the Applicant, at its expense, in the public records of Miami-Dade County. A copy of the proof of recordation shall be submitted to the Building, Zoning and Planning Department prior to the issuance of any building permits.

Section 6. Effective Date. This Resolution shall become effective immediately upon adoption.

Section 7. **Appeal.** Any appeal of this approval granted under this Resolution shall be filed within 30 days of rendition in accordance with Rule 9.100(c) of the Florida Rules of Appellate Procedure.

PASSED AND ADOPTED this 23rd day of June, 2015.


MAYOR MAYRA PEÑA LINDSAY

ATTEST:


CONCHITA H. ALVAREZ, MMC VILLAGE CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:


VILLAGE ATTORNEY



EXHIBIT "A"

200-202-204 Sunrise Drive / Legal Description

Lots 4 and 5 in Block 2 of RUTGERS SUBDIVISION; according to the Plat thereof as recorded in Plat Book 76 at Page 62 of the Public Records of Miami-Dade County, Florida.

EXHIBIT "B"



LIST OF DRAWINGS

ARCHITECTURAL PLANS

- A-1.0 SITE PLAN (INCLUDING NOTES)
- A-1.1 FIRST FLOOR
- A-1.2 SECOND FLOOR & SECTIONS
- A-1.3 FLOOR PLANS & SECTION
- A-1.4 POOL DECK AND ROOF PLAN
- A-1.5 SECTIONS & ELEVATIONS
- A-1.6 ELEVATIONS (EAST AND WEST)
- A-1.7 ELEVATIONS (SOUTH AND NORTH)
- A-1.8 EQUIPMENT AND GENERATOR DETAILS
- A-1.9 GRADING AND DRAINAGE PLAN

LANDSCAPE PLANS

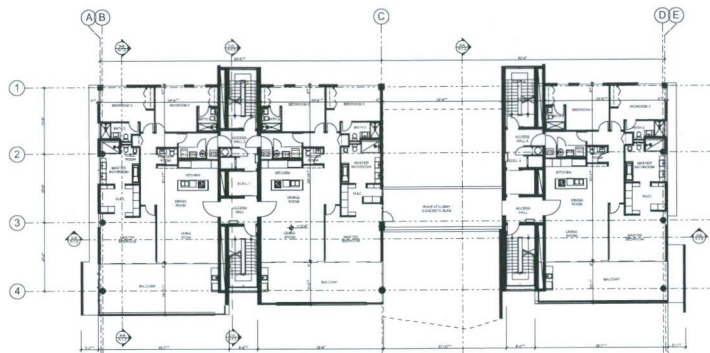
- LA-100 LANDSCAPE PLAN
- LA-101 ROOF POOL PLANTING PLAN (PLANT LIST, NOTES & LEGEND)
- LA-102 TREE SURVEY & COMPOSITION PLAN

IRRIGATION PLANS

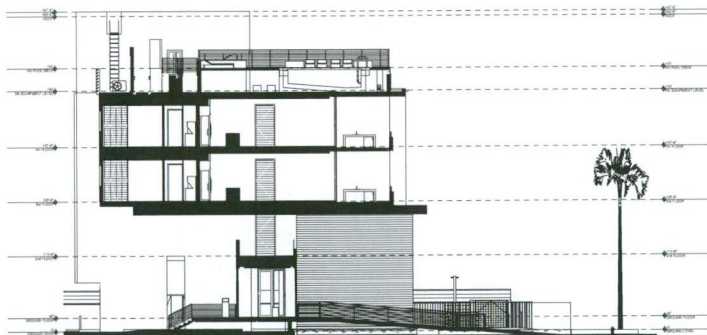
- IR-100 IRRIGATION PLAN
- IR-101 ROOF POOL DECK IRRIGATION PLAN (NOTES & DETAILS)

GABRIEL LUPPE ARCHITECTS, P.A.
 1111 S. 10th Street, Suite 200
 Fort Lauderdale, FL 33315
 TEL: 305.479.4556
 FAX: 305.321.1900
 g@gabriel-luppe.com
 gabriel-luppe.com

202 SUNRISE DR
NEW APARTMENT BUILDING



1 SECOND FLOOR
SCALE 1/32" = 1'-0"



A-A SECTION
SCALE 1/8" = 1'-0"

GABRIEL LUPPEZ ARCHITECT, P.A.
ARCHITECTS
1017 SUNRISE LLC
TULSA, OK 74104
TEL: 918.746.2811 FAX: 918.746.2812
www.gabriel-luppez.com

202 SUNRISE DR

1017 SUNRISE LLC
202 SUNRISE DR, SUITE 100, TULSA, OK 74104

CONSULTANTS

DATE	DATE	DATE	DATE
10/10/10	10/10/10	10/10/10	10/10/10
10/10/10	10/10/10	10/10/10	10/10/10
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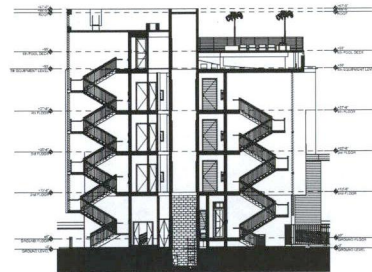
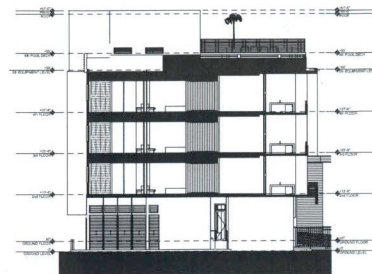
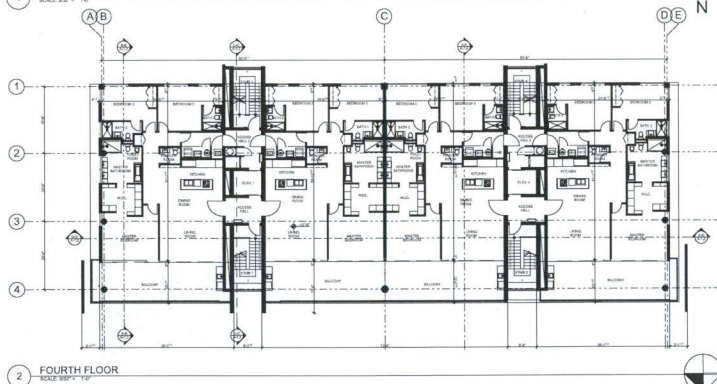
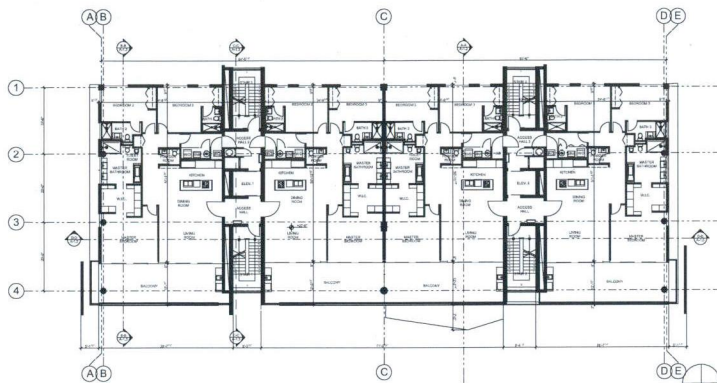
DESIGNED BY: GABRIEL LUPPEZ ARCHITECT, P.A.
DRAWN BY: GABRIEL LUPPEZ ARCHITECT, P.A.
CHECKED BY: GABRIEL LUPPEZ ARCHITECT, P.A.
DATE: 10/10/10

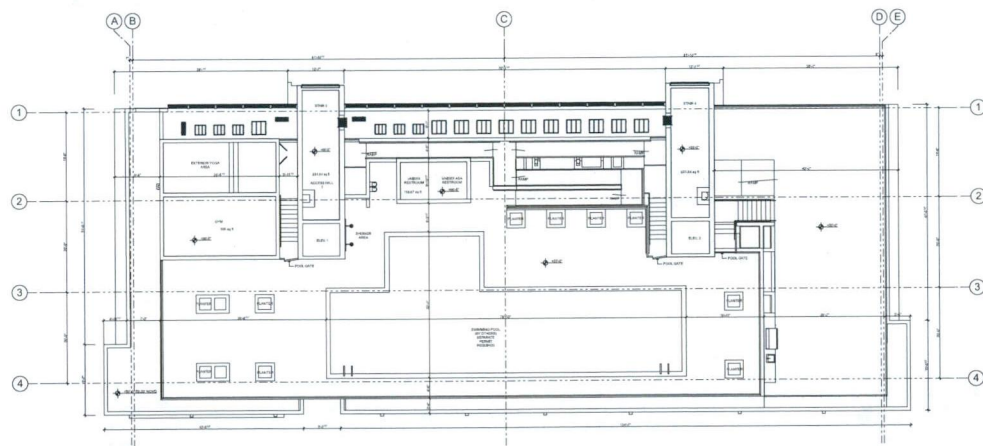
SECOND FLOOR & SECTIONS

A-1.2

GABRIEL LUPPEZ ARCHITECT, P.A.

2. All construction shall be in accordance with the 2012 International Building Code, as amended by the Oklahoma Building Code, and the Oklahoma State Board of Building Officials.





1 POOL DECK AND ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF TOP OPEN AREA	8310 SF
ENCLOSED AREA ALLOWED	891 SF
ENCLOSED AREA	891 SF
RESTROOMS	118.87 SF
GYM	398.00 SF
ELEVATOR BULKHEAD	231.64 SF
ELEVATOR BULKHEAD	231.64 SF

GYM & BATHROOM PERMITTED AT ROOFTOP LEVEL PURSUANT TO SECTION 30-112(H)(2)(A) AS DETERMINED BY THE RZP DIRECTOR





D-D SECTION
SCALE 1/8" = 1'-0"

LARSEN LOPES ARCHITECT, P.A.
ARCHITECTS
1011 N. W. 10th St.
Fort Lauderdale, FL 33304
TEL: 954.786.1500
www.larsenlopesarchitect.com

202 SUNRISE DR

1011 N. W. 10th St.
Fort Lauderdale, FL 33304

CONSULTANTS

DATE	DESCRIPTION

DESIGNED BY: LARSEN LOPES
PLANNED BY: LARSEN LOPES
DATE: 01/11/11
PROJECT: 202 SUNRISE DR
LOCATION: 1011 N. W. 10th St.
FORT LAUDERDALE, FL

SECTIONS & 3D
VIEWS

A-1.5





① EAST ELEVATION
SCALE 1/8" = 1'-0"



② WEST ELEVATION
SCALE 1/8" = 1'-0"



CLARKE LÓPEZ ARCHITECTS, P.A.
ARCHITECTS
101 SUNRISE DR., SUITE 200
FALLS, TEXAS 75631-1989
info@clarkelopezarchitects.com
714.266.4666

202 SUNRISE DR

101 SUNRISE LLC
202 SUNRISE DR APT BISCAYNE FL 33149

CONSULTANTS

DATE	DESCRIPTION

DESIGNED BY: HKS, INC.
BLANK: ARCHITECTS
DATE: 01/11/2017
PROJECT: 202
PROJECT NAME: 202 SUNRISE
DESIGNED BY: HKS, INC.
DESIGNED BY: HKS, INC.

ELEVATIONS
EAST AND
WEST

A-1.6

REVISIONS







LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES

FLAG ALL SPRINKLER HEAD LOCATIONS
ADJUST LOCATION AND MAKE THE
NECESSARY MODIFICATIONS TO NOZZLE
TYPES ETC. REQUIRED TO INSURE
100% COVERAGE.

PIPE

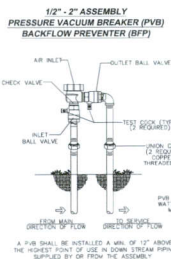
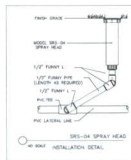
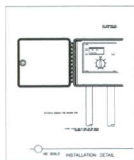
PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD WHEN LAYING-OUT MAINS AND LATERALS. LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHENEVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.

PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

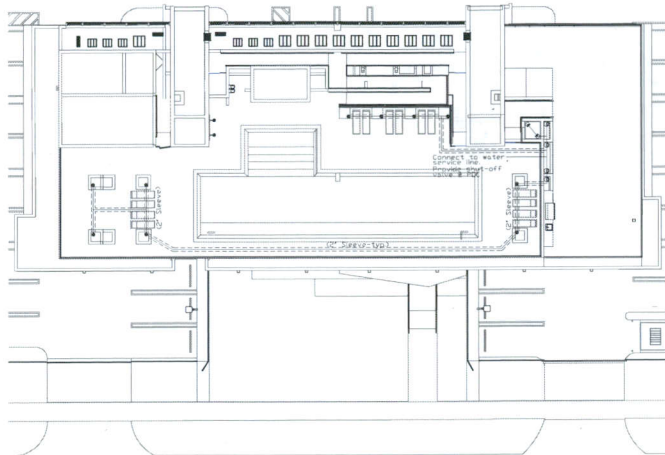
* SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND
*INSTALL RAIN SENSOR AS PER LOCAL CODE

FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH
ALL LINES UNTIL LINES ARE
COMPLETELY CLEAN OF DEBRIS



A PVB SHALL BE INSTALLED A MIN. OF 12" ABOVE THE HIGHEST POINT OF USE IN DOWN STREAM PIPING SUPPLIED BY OR FROM THE ASSEMBLY



Roof / Pool Irrigation Plan

$$1'' = 10' - 0''$$
[illegible]

CONSULTANTS

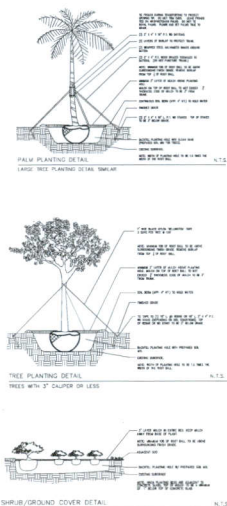
[illegible]

DESIGNED BY	FLM
SCALE	
DATE	05.18.12
PROJECT NO	89%
PHASE	89% Project Status
CHECKED BY	

Roof / Pool Deck
Irrigation Plan
Notes & Details

IR 101



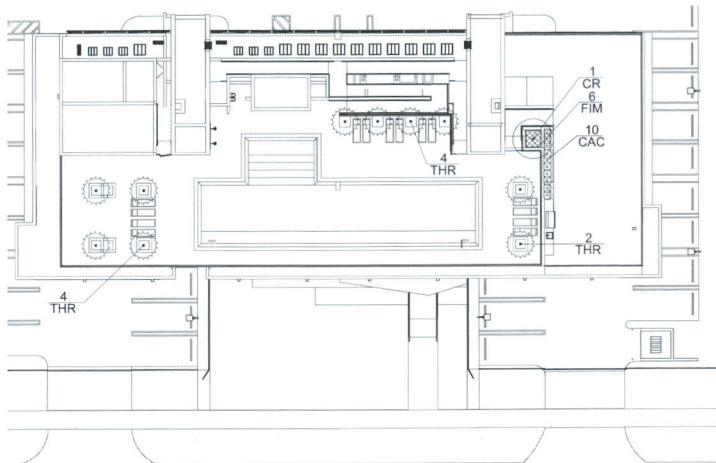


PLANT NOTES

- ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, FRUIT 1 AND 2, 2ND EDITION, FEBRUARY 1996, RESPECTIVELY.
- ALL PLANTING BEES TO BE TOPPED WITH 7" BRANCH (INCLUDING TOP OF ROOT BALL (SEE PALM TREE PLANTING DETAIL)).
- ALL TREES TO BE STAKED IN A GOOD NORMATIVE MANNER, NO PAUL STAKING IN TREES REMOVED.
- LANDSCAPE PLANT SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
- ALL SOIL SHALL BE SET, AUGUSTINE FLORESKY SOIL, SOIL (UNLESS OTHERWISE NOTED) AND LAD WITH WATERING AND AIRING JANTS.
- ALL PLANTING BEES TO BE WETTED AND CRASS FREE.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO PLANTING.
- LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE DMS (ONE) QUANTITY COUNTS PRIOR TO BID COST AND CONFIRM TO ARCHITECT'S PLANT LIST. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTENDING ALL PLANTING. LANDSCAPE CONTRACTOR SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT, PLANT SHALL TAKE PRECEDENCE OVER PLANT LIST.
- NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
- ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF ONE GROUND PUMP SENSOR TO BE PROVIDED.

Village of Key Biscayne, Florida Article IX, Landscape Regulations

Net Lot Area (sq. ft.)	25,000 sq. ft. - 80 Acres			
Minimum 10 Medium Density (Class Requirements)	25,000 / 1,000 = 25	25 trees	27 trees	
1.00" Tree	1.00" Tree	27 trees	27 trees	
2.00" Tree	2.00" Tree	27 trees	27 trees	
3.00" Tree	3.00" Tree	27 trees	27 trees	
4.00" Tree	4.00" Tree	27 trees	27 trees	
5.00" Tree	5.00" Tree	27 trees	27 trees	
6.00" Tree	6.00" Tree	27 trees	27 trees	
7.00" Tree	7.00" Tree	27 trees	27 trees	
8.00" Tree	8.00" Tree	27 trees	27 trees	
9.00" Tree	9.00" Tree	27 trees	27 trees	
10.00" Tree	10.00" Tree	27 trees	27 trees	
11.00" Tree	11.00" Tree	27 trees	27 trees	
12.00" Tree	12.00" Tree	27 trees	27 trees	
13.00" Tree	13.00" Tree	27 trees	27 trees	
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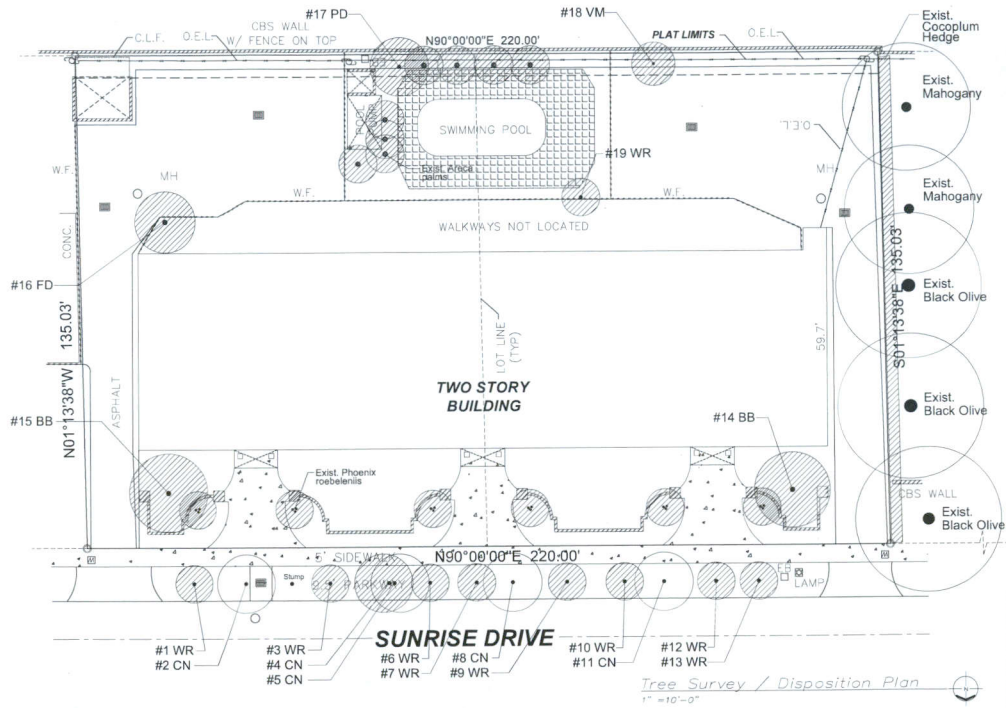
Roof / Pool Planting Plan
 1" = 10'-0"

Plant List

QTY	ARB	Botanical Name / Common Name	Description	Native
1	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
2	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
3	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
4	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
5	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
6	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
7	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
8	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
9	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
10	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
11	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
12	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
13	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
14	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
15	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
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20	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
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26	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
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28	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
29	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
30	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
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35	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
36	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
37	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
38	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
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52	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
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60	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
61	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
62	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
63	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
64	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
65	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
66	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
67	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
68	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
69	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
70	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
71	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
72	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
73	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
74	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
75	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
76	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
77	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
78	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
79	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
80	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
81	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
82	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
83	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
84	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
85	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
86	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
87	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
88	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
89	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
90	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
91	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
92	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
93	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
94	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
95	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
96	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
97	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
98	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
99	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes
100	CR	Coconut Palm	12' x 12' x 12' x 12'	Yes

Roof / Pool Deck Plant List

QTY	KEY	Botanical Name / Common Name	Description	Native Yes / No
1	CR	Crude rose / Pink Apple	14' ea ht. 7' apr. 2.5' cal	No
2	TRN	Thorn radiata / Thatch Palm	7' ea ht.	Yes
10	CAC	Cappella cymophylla / Jamaican Caper	7' gal. 3' ht. 14' apr.	Yes
6	FMC	Ficus monstrosa / Green Island Ficus	3' gal. 8' ht. x 8' apr (3) 10' c	No



Existing Tree Survey Disposition List

Tree	Species/Corner Name	Disposition	Disposition Notes
#1-10	Various	Remove	20" to 30" dbh, 10' to 15' tall
#11-15	Various	Remove	20" to 30" dbh, 10' to 15' tall
#16-20	Various	Remove	20" to 30" dbh, 10' to 15' tall
#21-25	Various	Remove	20" to 30" dbh, 10' to 15' tall
#26-30	Various	Remove	20" to 30" dbh, 10' to 15' tall
#31-35	Various	Remove	20" to 30" dbh, 10' to 15' tall
#36-40	Various	Remove	20" to 30" dbh, 10' to 15' tall
#41-45	Various	Remove	20" to 30" dbh, 10' to 15' tall
#46-50	Various	Remove	20" to 30" dbh, 10' to 15' tall
#51-55	Various	Remove	20" to 30" dbh, 10' to 15' tall
#56-60	Various	Remove	20" to 30" dbh, 10' to 15' tall
#61-65	Various	Remove	20" to 30" dbh, 10' to 15' tall
#66-70	Various	Remove	20" to 30" dbh, 10' to 15' tall
#71-75	Various	Remove	20" to 30" dbh, 10' to 15' tall
#76-80	Various	Remove	20" to 30" dbh, 10' to 15' tall
#81-85	Various	Remove	20" to 30" dbh, 10' to 15' tall
#86-90	Various	Remove	20" to 30" dbh, 10' to 15' tall
#91-95	Various	Remove	20" to 30" dbh, 10' to 15' tall
#96-100	Various	Remove	20" to 30" dbh, 10' to 15' tall

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Tree Survey / Disposition Plan
1" = 10'-0"

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Tree Survey & Disposition Plan

LA 102